

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
OCTOBER 19, 2011**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Gordon Cross, Charles Lapp, Frank DeKort, Marc Pitman, Gene Shellerud, Jim Heim, Jeff Larsen and Bob Keenan. Frank DeKort, Marc Pitman and Marie Hickey-AuClaire had excused absences. Alex Hogle represented the Flathead County Planning & Zoning Office.

There were 19 people in the audience.

**APPROVAL OF
MINUTES**

Keenan made a motion, seconded by Larsen to approve the September 21, 2011 meeting minutes.

The motion passed by quorum.

**ROMAN
CATHOLIC
DIOCESE OF
HELENA
(FZC-11-03)**

A Zone Change request in the Bigfork Zoning District by the Roman Catholic Diocese of Helena. The proposal would change the zoning on 41 acres from AG-40 and AG-20 (Agricultural) to AG-20 (Agricultural) on the westerly portion and SAG-5 (Suburban Agricultural) on the easterly portion. The property is located at 195 Coverdell Road.

STAFF REPORT

Alex Hogle reviewed Staff Report FZC 11-03 for the Board.

**BOARD
QUESTIONS**

Heim and Hogle discussed what area of the property was in the Bigfork Water and Sewer district.

Keenan and Hogle discussed if the parsonage was served by the district.

Cross and Hogle discussed zoning of the surrounding area and the proposed zoning.

**APPLICANT
PRESENTATION**

Pete McNamee, represented the Roman Catholic Bishop of Helena. He wanted to say they supported the project strongly because they saw the need for community residential facilities in the Bigfork area. Bigfork was a growing community and the church felt the need to support all ages of people. He was available for questions.

Cross and McNamee discussed what a community residential facility was.

Mike Fraser, represented Bill and Char Dale, explained the history of the application. He pointed out the zoning of the surrounding areas, clarified the boundaries of the parcel, and discussed the plans for annexation of the property to the Bigfork Water and Sewer District. He continued on to discuss future plans for the area. He brought up a taxing issue raised by the Bigfork Land Use Advisory Committee and how the land and facility would be taxed when it was no longer owned by the church.

Lapp and Fraser discussed why the application wasn't for the whole parcel of the property.

Keenan and Fraser talked about whether SAG-5 was considered permitted or conditional on the property.

Shellerud and Dale discussed how big of a residential facility was to be built and how many residents were expected to be served.

Dale went on to explain the history of other projects he had been a part of in the valley, where they planned to build on this site and the character of the building.

Cross, Dale and McNamee discussed if other development could be possible in the future on the remainder of the land under the proposed zone change.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT**

Jim Jensen, 460 Swan Hill Dr, was generally in favor of the application.

Claire Schraeder, 29198 Chilkoot Dr, read a letter from other people in the area who were generally in favor of the application. She was generally in favor of the application and turned in the letter.

Mike and Patty Felt, 200 Pine Needle Lane, strongly supported the application. He read a letter from other people who supported the application and turned in the letter.

Bill Leininger, 619 Granite View Dr, was in favor of the application.

Lee Proctor, 233 Coverdell Rd, was had questions about the zone change and a concern about the loss of open space in the area.

Pat Hays, 29325 South Ferndale, was in favor of the application.

Sally Proctor, 233 Coverdell Rd, was against the application.

**STAFF
REBUTTAL**

None.

**APPLICANT
REBUTTAL**

Dale understood the development issue and the prevention of sprawl. He wanted to guarantee the Proctors they wanted to keep the open space feel and did not intend to develop condos or high density development.

**MAIN MOTION
TO ADOPT
F.O.F.
(FZC-11-03)**

Cross made a motion seconded by Heim to adopt staff report FZC 11-03 as findings-of-fact.

**BOARD
DISCUSSION**

Cross wanted to say he felt AG-40 and SAG-5 were different in their zoning even though the staff report stated they were comparable, especially considering the density factor. He felt staff should recognize more of the differences.

**ROLL CALL TO
ADOPT F.O.F.
(FZC-11-03)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-11-03)**

Cross made a motion seconded by Shellerud to adopt Staff Report FZC 11-03 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

The board discussed the fact that even with SAG-5, the area still had more of an open feel than with residential zoning, Bigfork Water and Sewer was already in the area which usually lead to high density development.

Shellerud and Hogle discussed if SAG-5 could be implemented in the near future directly north of the property.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-11-03)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Lapp reviewed the process the application would follow from this point on for the members of the public.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

**COMMITTEE
REPORTS**

Cross said Committee B had a scheduled meeting, but there was no quorum. There was a meeting scheduled now for November 2nd.

Hogle updated the board on the status of the first group of text amendments.

Cross explained what the planned process was concerning the presentation of the amendments to the board.

Hogle said there would be five separate text amendments in the first 'package' for consideration.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at approximately 6:50 pm. on a motion by Keenan. The next meeting will be held at 6:00 p.m. on November 9, 2011.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

APPROVED AS **SUBMITTED**/CORRECTED: 11 / 9 / 11